



Beau Soleil

Clos Du Moulin, Steam Mill Lane, St. Martin, GY4 6XE

OPEN MARKET RENTALS

£40,000 per annum

Part furnished 3 bedroom house | St Martins clos, near St Peter Port | Spacious living area

Garage plus parking | Easily maintained rear garden | Available early May 2024

£40,000 per annum | £10,000 deposit



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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Beau Soleil

Beau Soleil is a garage linked, 3 bedroom property located on a small clos in St Martins, just a few minutes drive to St Peter Port centre. A large L shaped lounge / diner has full height windows front and back - hence Beau Soleil. The kitchen is well fitted with all appliances and a fitted study off the kitchen provides useful additional ground floor space. On the first floor are three bedrooms, all with fitted furniture and one benefits from its own secret shower cubicle. The family bathroom has recently been replaced. At the rear of the property is an enclosed garden and the front offers a single garage plus a further parking space. Sorry, not suitable for pets. Available early May 2024.

ACCOMMODATION COMPRISING

Entrance Hall

13'5" x 7'1" (4.1m x 2.16m)

Stairs to first floor

Coat cupboard with storage over.

WC

3'10" x 4'11" (1.17m x 1.5m)

Lounge / Diner

25'7" (7.81) max x 13'11" (4.24) min x 20'7" (6.28) max x 12'7" (3.83) min
L Shaped.

Kitchen

15'5" (4.7) max x 9' (2.74) min x 10'3" (3.13)

Study

13'1" x 8'10" (4m x 2.7m)

Bedroom 1

16'11" x 10'5" (5.16m x 3.18m)

Fitted wardrobes.

Bedroom 3

11'3" x 8' (3.43m x 2.44m)

Five door run of fitted wardrobes.

Bedroom 2

11'1" x 6'11" (3.38m x 2.1m)

Five door run of fitted wardrobes. One concealing shower cubicle.

Bathroom

7'1" x 5'4" (2.16m x 1.63m)

Garage

15'11" x 9'9" (4.85m x 2.97m)

Shelved storage. Up and over door to front.

OUTSIDE

Parking. Easily maintained rear garden.

Appliances

Neff double oven, Miele dishwasher, Miele washing machine, fridge / freezer.

Term

One year minimum.

Services

All mains electricity, water and drainage.

Available

Available early May 2024.

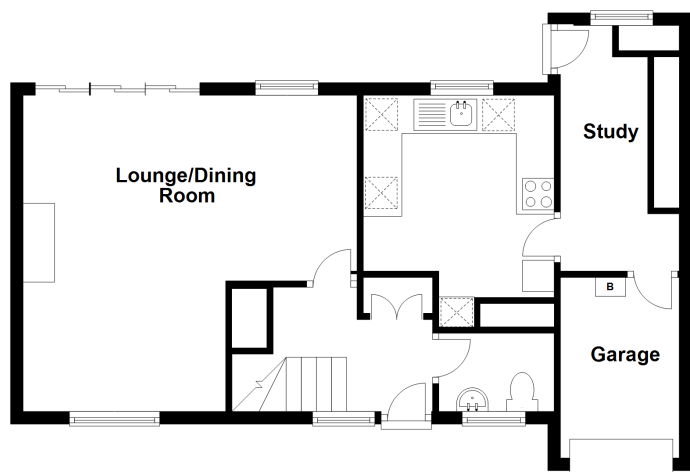
Rent

£40,000 per annum.

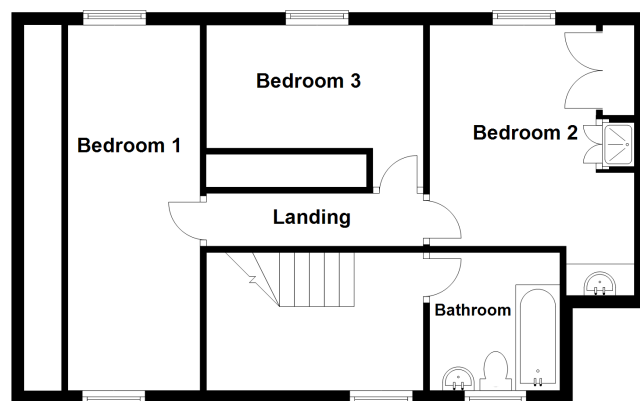
Deposit

£10,000.

Ground Floor



First Floor



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